



## Riverside Drive, Solihull

Guide Price £350,000





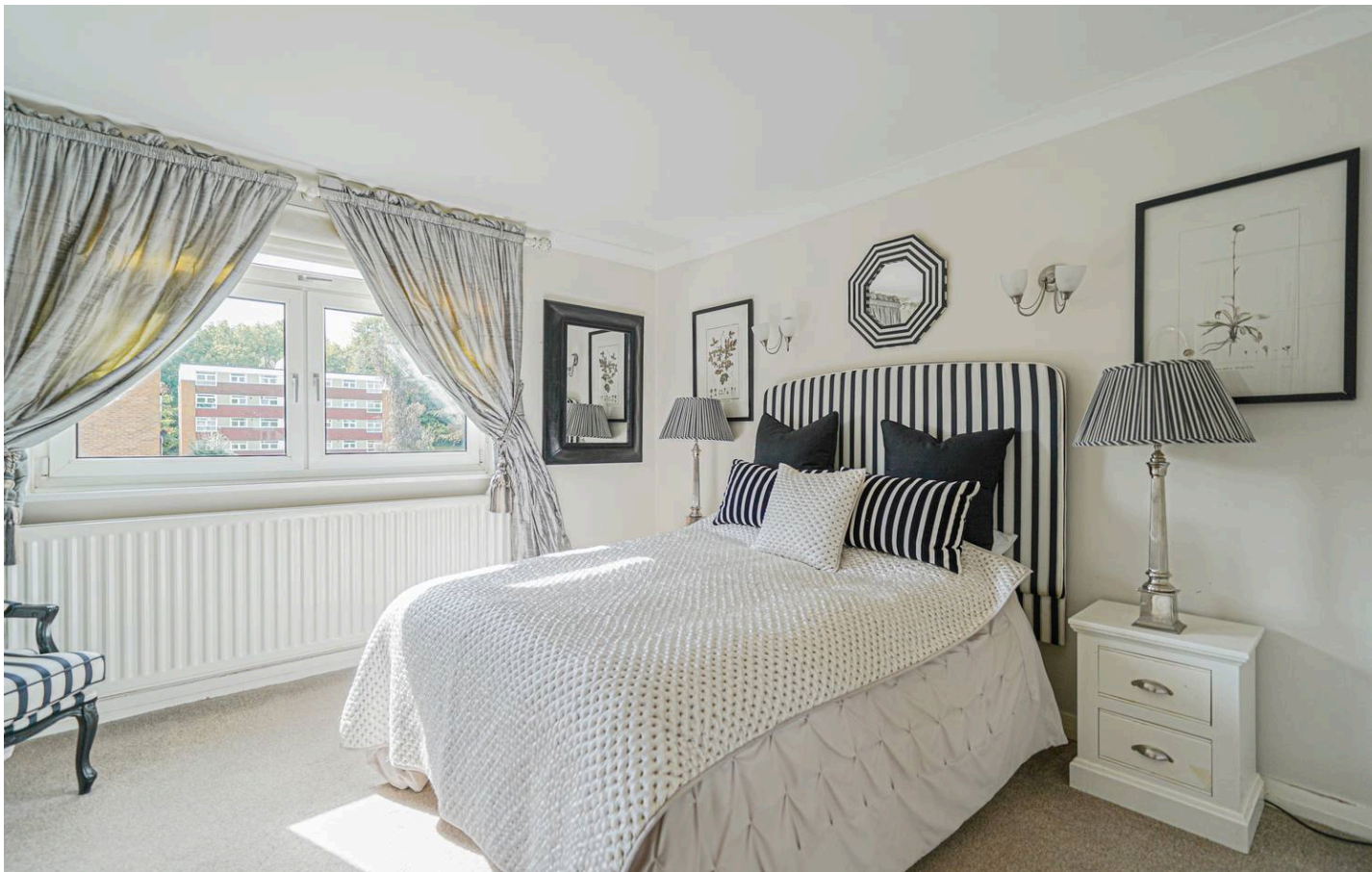


## PROPERTY OVERVIEW

Nestled within a prime location in a highly sought-after area, this delightful three-bedroom second-floor apartment presents a rare opportunity to acquire a property with no upward chain. Surrounded by tranquil communal gardens, this residence offers a peaceful retreat in a bustling town. The convenience of lift access to all floors ensures ease of movement throughout the building, adding practicality to the charm of the property. Stepping into the entrance hallway, ample storage space sets the tone for a well-designed living space. The spacious living room is flooded with natural light, creating a warm and welcoming atmosphere perfect for relaxation. Connected to the living room is a dining room, ideal for entertaining guests or enjoying family meals. The fitted kitchen boasts ample work surfaces, catering to culinary enthusiasts of all levels. A balcony off the living room provides a serene outdoor seating area where one can unwind and soak in the surroundings.







The property comprises three generously sized bedrooms, with the principal bedroom benefiting from an ensuite for added convenience. The remaining bedrooms are serviced by a family bathroom and an additional toilet, ensuring ample facilities for the household. Outside, the charm of this apartment extends to the exterior space, with off-road parking and a single double-length tandem garage providing practical solutions for vehicle storage. This property strikes the perfect balance between tranquillity and convenience, offering a unique opportunity to own a residence in a coveted location. Don't miss the chance to make this second-floor apartment your new home.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



- Three Bedroom Second-Floor Apartment
- NO UPWARD CHAIN
- Off Road Parking & Large Garage

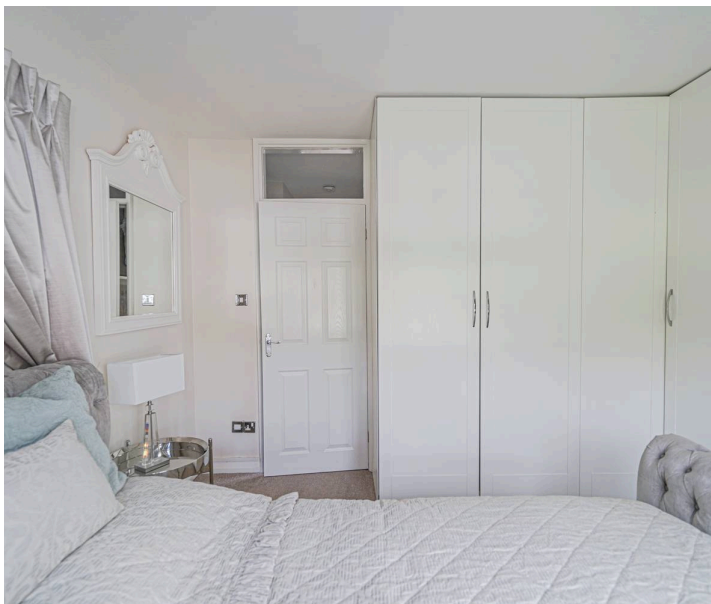




Council Tax band: E

Tenure: Leasehold

- Three Bedroom Second-Floor Apartment
- NO UPWARD CHAIN
- Off Road Parking & Large Garage
- Lift Access To All Floors
- Surrounded By Delightful Communal Gardens
- Well Presented Throughout
- Principal Bedroom With Ensuite
- Balcony With Excellent Views
- Early Viewing Essential







**HALLWAY**

**LIVING ROOM**

16' 0" x 11' 11" (4.87m x 3.64m)

**DINING ROOM**

12' 10" x 9' 1" (3.90m x 2.77m)

**BALCONY**

**KITCHEN**

10' 11" x 9' 3" (3.32m x 2.82m)

**WC**

4' 8" x 3' 3" (1.43m x 0.98m)

**PRINCIPAL BEDROOM**

12' 5" x 11' 11" (3.78m x 3.63m)

**ENSUITE**

7' 0" x 3' 11" (2.13m x 1.20m)

**BEDROOM TWO**

9' 10" x 8' 10" (3.00m x 2.70m)

**BEDROOM THREE**

10' 11" x 7' 11" (3.34m x 2.41m)

**BATHROOM**

8' 7" x 6' 0" (2.62m x 1.82m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 96 sq.m. = 1033 sq.ft. approx.





#### **ITEMS INCLUDED IN THE SALE**

Oven, hob, fridge freezer, dishwasher and washing machine, all carpets, curtains, blinds and light fittings, fitted wardrobes in bed 1 and 2, electric garage door.

#### **ADDITIONAL INFORMATION**

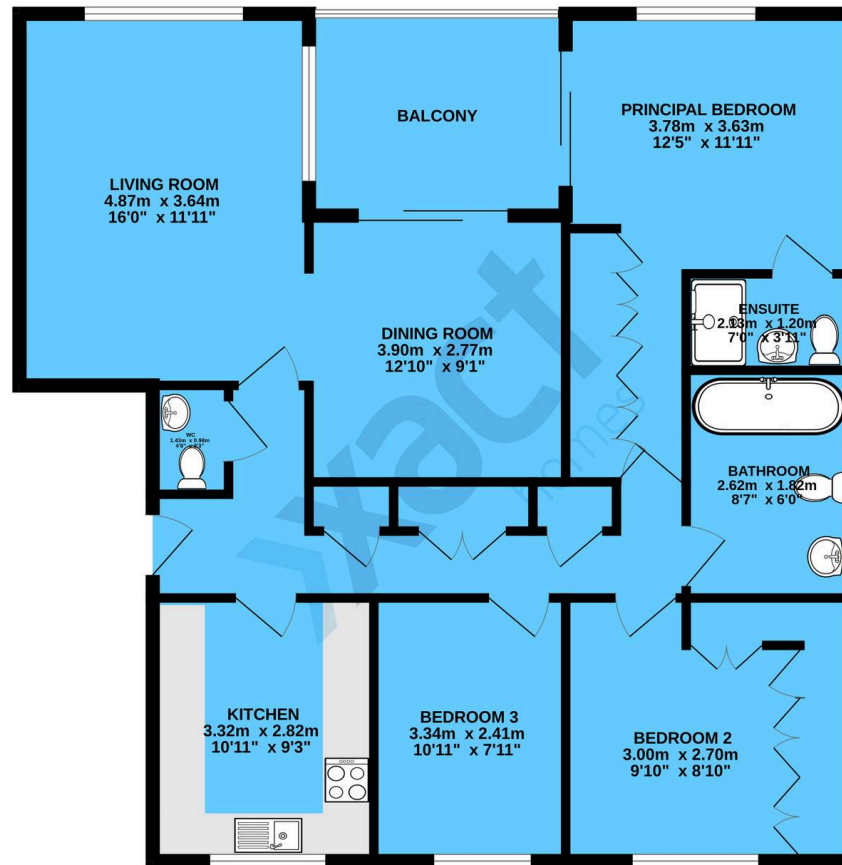
Services – Mains gas, electricity and water. Service Charge – £4200.00 pa

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# GROUND FLOOR



TOTAL FLOOR AREA: 96.0 sq.m. (1033 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Xact Homes

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